



**The meeting of Egerton Parish Council was held on Tuesday 13 January 2026
7pm Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton, Peter Rawlinson, Jeff Hopkins, Pat Parr, Claire Foinette, Sue Stone, John Harper, and Simon Palmer. Clerk Sonia Young.

Three members of the public and Kent County Cllr Jeremy Eustace, were present.

1) Apologies

Cllr Richard Wall. Borough Cllr Kayleigh Brunger-Randall.

2) Declarations of Interest

Cllrs Palmer, Parr, and Harper: neighbours to the Orchard Nurseries site proposed for development and neighbour to one site put forward for consideration for the Ashford Borough Council Local Plan 2042.

3) Minutes of the Previous Meeting – 2 December 2025

The minutes were approved and signed as a true record of the proceedings.

Proposed: Cllr Foinette. **Seconded:** Cllr Hopkins. **All in agreement.**

4) Matters Arising from 2 December 2025 (not covered by the agenda below)

4.1.1 Replacement tree on Elm Close.

Cllr Rawlinson said that tree warden Graham Howland had been asked to view the proposed replacement tree and advise if it can be transplanted.

4.1.2 Upcoming defibrillator installations

EPC has purchased a defibrillator for installation at Link Hill where a resident had offered to host it but it wasn't possible to proceed due to logistical difficulties. . EPC will look for alternative hosts for the defibrillator, in the areas of Link Hill, Egerton House or The Street.

4.1.3 Update on the replacement swings and perimeter fencing and new toddler rocker.

Installed in December and signed off by the independent health and safety inspector.

4.1.4 Update on the proposed timeline for PO van visits to replace the pop-up Post Office.

Cllr Harper said the PO had advised him that they had experienced a number of delays in their plan to switch to a mobile unit but hoped to be able to update EPC for the February meeting and were still aiming to go live with the unit in March.

4.1.5 Millennium Hall sound system

Cllr Harper said the sound system will be installed during Spring half term.

4.1.6 Henshaw Place signage removal

All signage has been removed.

4.1.7 Renewal of the Asset of Community Value on The George public house

The Clerk confirmed that the renewal of the listing was approved by ABC in December and will be live for a period of five years.

4.1.8 EPC comment on the Maidstone Borough Council (MBC's) Review of its Local Plan and consultation on the Lenham Heathlands Development for 5,000 houses

Egerton Parish Council's Housing and Development Working Group had studied the documents and drafted a detailed response to the consultation. The draft was approved by Cllrs and then 35 individual comments were submitted on behalf of EPC by working group member Lois Tilden. The comments are now live on the MBC planning portal. No date has been given for the next phase of the process. It was agreed that MBC's draft document on the Heathlands development was still too vague with many gaps in the information provided to enable meaningful comment. Nevertheless, EPC hoped that the comments would be looked



at carefully by MBC, resulting in some further work by MBC to minimise the impact of large-scale development.

5) Chair to close the meeting for public discussion

Meeting closed at 19.08

Meeting re-opened at 19.41

Decision Items

6) Planning and Development

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, details of which may be accessed online at:

<http://www.ashford.gov.uk/onlineplanning/>.

6.1 Applications submitted

6.1.1

Case Reference:	PA/2025/220
Location	Stone Hill Oast, Stone Hill Road, TN27 9DU
Proposal	Widen existing road access; form new boundary walls either side of the driveway; extend the existing driveway; erection of a detached 2-bay car port.

EPC view: The sight lines at the entry to the property will be improved by the proposed works and thereby increase road safety. EPC understands that ABC's Trees officer will assess the proposals to remove some of the hedge line and mature trees with some replanting in an alternative position.

Proposed: No comment.

Proposed: Chair Cllr Lawton. **Seconded:** Cllr Hopkins. **All in agreement.**

6.1.2

Case Reference:	PA/2025/1967
Location	Rock Hill Farm, Rock Hill Road, TN27 9DP
Proposal	Proposed conversion of live work unit to 1no dwelling house to include an annexe and carers' suite, plus detached garage.

EPC view: Cllr Wall had reported earlier in writing that information requested from the applicant via ABC had not been provided and as such, EPC Cllrs agreed that it could not hold a full and proper discussion with critical information still missing and had no option but to reject it.

Proposed: Object.

Proposed: Cllr Palmer. **Seconded:** Vice-Chair Cllr Rawlinson. **All in agreement.**

6.2 Other Egerton Planning and development updates

Chair Cllr Lawton proposed to hold a closed session at the end of meeting to discuss confidential commercial matters relating to the development of the site known as Orchard Nurseries for housing suited to the needs of older people. Chair Cllr Lawton said the proposed closed session should include attendance by members of the EPC Housing and Development Working Group so that Cllrs were fully briefed on the commercially sensitive information needed to take decisions.

Proposed: Chair Cllr Lawton. **Seconded:** Vice-Chair Cllr Rawlinson. **All in agreement.** Cllrs Harper, Parr and Palmer to leave the meeting prior to the closed session due to a conflict of interest.



7) Financial Report

7.1.1 Unbudgeted invoices over £1,000 to be approved for January payment

None.

7.1.2 Ratification of the decision taken by email to approve additional unbudgeted costs needed to complete the installation of the new playground swings.

It was proposed to ratify the decision.

Proposed: Chair Cllr Lawton. **Seconded:** Cllr Hopkins. **All in agreement.**

Information Items

8) Correspondence

8.1 School parking. The Clerk said she had requested PC Hobday attend the village at 3pm to oversee and advise parents on dangerous parking at the junction of Rock Hill Road and New Road. PC Hobday said that this was within their remit and would report back.

8.1.1 Donation. Wealden Wheels has requested a donation of £1,000 towards running costs. Cllrs agreed that they would consider it at a later meeting.

9) Footpaths Report 186 (See Appendix i)

Report circulated in advance of the meeting by Cllr Parr to all Cllrs, including a proposed diversion by KCC of footpath AW87 due to badgers undermining the bank below the footpath to the point of leaving nothing to walk on. KCC East Kent Area footpaths Officer Denis Fogle said site surveys revealed that it was not possible to rebuild the bank due to the sheer height of the slope or make a bridge across it safely for long term use. KCC said the only viable option for AW87 was for a short nearby diversion to be put in place and suggested two potential routes. Cllrs discussed the two routes and agreed that Chair Cllr Lawton should discuss the preferred option with the title landowner and ascertain if such a diversion would not impact adversely on the land use. In the meantime, KCC will put in place hard barriers to prevent access to AW87 at both ends for safety reasons.

Action: Chair Cllr Lawton

10) Highways Report

10.1.1 Mundy Bois junction safety concerns - update

Cllr Harper said that KCC continues to monitor the impact of recent safety improvements. Resident Les Bidewell is submitting a monthly report of any collisions that occur at the junction.

10.1.2 Highways Improvement Programme (HiP) update on proposed 20mph for village centre

East Kent Highways have sent a sample survey for EPC to use to build its own consultation to assess public feeling on the proposed 20mph speed limit in the village centre.

Action: Chair Cllr Lawton, Vice-Chair Cllr Rawlinson, Cllr Harper and The Clerk.

10.1.3 Road parking around Egerton Primary School

Cllr Harper is to try and add a request to the EPC HiP to extend the double lines at the school to the junction with New Road.

10.2 Other highways matters

Cllr Stone confirmed that KCC will be out to clear some drains in Egerton. Cllr Palmer will provide Vice-Chair Cllr Rawlinson with traffic cones to place over the blocked drains on Rock Hill Road that were missed in prior visits.

Residents have reported issues with overgrown hedges along New Road adjacent to the Henshaw Place development and at the top of Stone Hill. Cllrs will ascertain who owns the hedges and request that they are cut back.



11) Update on the website merger of the EPC and village sites

A meeting will be organised. Update at the February meeting.

12) Additional items

12.1.1 Village car park signage

CLLrs discussed if signage at the village hall car park was required. It was agreed to purchase two '5mph- slow children playing signs' to position at each entrance. A previously-installed new sign has been removed by persons unknown.

Action: The Clerk

12.1.2 Sponsorship of village planters

Two village-based firms have agreed to sponsor two of the three sets of planters for a three-year period, invoiced annually. The sponsorship will offset some of the annual costs of plants, bulbs and soil. A third sponsor for the planters on Elm Close is sought.

Action: The Clerk.

12.1.2 Gritting bins and salt distribution

Vice-Chair Cllr Rawlinson refilled all EPC salt bins during the recent icy weather. The Clerk has reported the empty KCC bins to KCC and requested delivery of a new one tonne bag of salt for the village to ensure supplies for any further cold snaps. The purchase of a batch of small and cheap replacement plastic salt shovels was agreed as it was acknowledged that all metal shovels had disappeared from the bins. The Clerk confirmed that the salt bin adjacent to the perimeter wall at the primary school was not the responsibility of EPC.

The Clerk said KCC highways personnel had been extremely helpful during the icy conditions, visiting Egerton three times to see what help could be given to keep Egerton residents safely on the move.

Action: The Clerk to write to thank both KCC individuals for their efforts.

12.1.3 Police Public Property Act funding

Vice-Chair Cllr Rawlinson said that grant funding appeared to be available for community projects, for example to pay towards the installation of CCTV. He will report back at a future meeting following more in-depth investigation.

12.1.4 Gale Field development – site traffic and highway safety

Following issues raised by a resident, Cllr Stone visited the Gale Field housing development contractors to request that the road be cleaned regularly and that commercial traffic be better managed.

It was agreed that the Clerk should write to English Rural Housing to request that the site contractors should have a Construction Transport Plan to detail the proper management of all of the issues that had been reported and to adhere to it.

Action: The Clerk.

12.1.4 Installation of adult gym equipment

The Clerk confirmed the installation would complete on 14 January and undergo an independent post-installation health and safety check the same week.

12.1.5 Football field – kissing gate surface

Vice-Chair Cllr Rawlinson reported that the surface around the newly installed kissing gate was very muddy and required some aggregate applied. This was agreed.

12.1.6 Update on the owner's meetings re The George pub

A resident who attended one of the two meetings held by the owner to discuss the owner's suggestion of operating The George as a private members' club said the meeting was well attended and was positive. He said those who attended the meetings were waiting to receive a follow-up document from the owner with a firm proposition for people to consider and to tie off the loose ends raised by attendees.



The meeting closed at 20.44pm

Members of the public and Cllrs Harper, Palmer and Parr left the meeting.

13) Closed session

A closed session was held to discuss commercially confidential matters pertaining to the development of housing suitable for older people on the site known as Orchard Nurseries. The minutes of the session will be approved in due course at a closed session held at the February meeting.

Next meeting: Tuesday 3 February 2026

Appendix (i)

Report No. 186 of the Egerton footpaths representative for January 2025 Meeting

- 5 Outstanding Issues remain from the December 2025 report.
- 0 Closed Items
- 0 New Issues

The outstanding items below are listed with the KCC Reference, the date reported, the footpath number, the location, the difficulty experienced and the status of action.

1. **PROW211126930**. 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow has collapsed due to badger activity. Status: Still In Progress – also see issue four below.
2. **PROW230732955**. 28/07/23. AW96. Barhams Mill Road, before Frasers, on the right-hand side from Egerton village end. Broken stile at the entrance to the footpath from the road. Status: Still Awaiting Allocation.
3. **PROW240835559**. 04/08/24. AW74 Wanden Lane. Reported by Egerton Running Club. Obstruction at both ends of this short footpath. Status: Still Awaiting Allocation. Kent County Cllr Jeremy Eustace has requested action on this issue and KCC replied that their officer will attend to this to save money and let Cllr Parr know when it has been done. Work completed.
4. **PROW241298717**. 03/12/24. Part of AW87 to the west of the church. Further subsidence at the edges of the rubber matting placed there in 2021. Because of the danger it has been reported to KCC. Status: Still In Progress.

UPDATE 25/2/2025: Residents have not actually taken down the taped closure of this short section of path but are using the path anyway and have filled the two large holes with stones under the rubber matting as they want it reopened. Cllr Parr will contact KCC again and try to get some action on this problem.

UPDATE 11/3/2025: KCC replied that they will put up some sterner signage/warning tape and some posts. It's not a cliff edge so a metal barrier is not needed. The big issue is that a licence from Natural England is needed to work on the path as the badger and sett are protected. Natural England have indicated they will give a licence to complete works, but work cannot be done until July due to the breeding season!

UPDATE 20/5/2025: KCC have advised that they have been working on this one and decided a raised wooden board walk with a handrail over the top is the best way forwards and a design is currently being looked at. It's not straightforward as permission from Natural

England is needed for a licence. This has been agreed in principle, but an ecologist may be needed on site to assess whether the badgers need to be permanently or temporarily evicted which will cost £££££. KCC do not foresee that it will be sorted in July, but are working hard to get it sorted

UPDATE 24/7/25: New Temporary Closure Order received for this footpath up to January 2026 or until completion of the works, whichever is the earlier. The church side of the path was checked by Cllr Parr on 23 July, and the new Order is there, but the tape across has been removed by people determined to still use it. KCC have been asked to do works to block the access at both ends, for health and safety reasons.

UPDATE 6/8/25: Reply from KCC Footpaths Officer Denis Fogle: *"We had a contractor out to look at it recently, quoted over £15K for a new boardwalk, which I am trying to find somehow"*

5. **PROW250339948.** 11/03/25. AW68 Rockhill Road, opposite Buss's Farm Shop. Broken stile. Status: Still Awaiting Allocation.
6. **PROW250549477.** 20/5/25. AW73 Newland Green Lane. Rambler reports that "the landowner of the land on which AW73 runs over has put up rope fencing surrounding and blocking the footpath. The footpath runs up the east side of Acorn Woods to the west of Newlands Green. The landowner has previously been abusive to walkers using the path." Status: Awaiting Allocation.

7.

NEW ISSUE

1. **NO PROW KCC NUMBER.** 11/12/25. A neighbour near AW76 and AW77 at Mundy Bois Road (opposite Kingsland Lane) reported that both these metal kissing gates had the actual gate part missing, thereby being completely open to the road. Photos below. It is assumed that they must have been stolen. The landowner of both footpaths was contacted as the gates were kindly provided by him. The landowner did not know of this and took it upon himself to contact KCC and sort it out.

